143.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	933,600 / 933,600
					USE VALUE:	933,600 / 933,600
					ASSESSED:	933,600 / 933,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EDWARDS AMANDA L & MATTHEW D
Owner 2:	
Owner 3:	
Street 1:	11 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	EFROMSON RONALD A--ETAL -
Owner 2:	VANDENHEUVEL CATHY L -
Street 1:	11 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 9,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1923, having primarily Aluminum Exterior and 1854 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9000.000	377,900	3,700	552,000	933,600
Total Card	0.207	377,900	3,700	552,000	933,600
Total Parcel	0.207	377,900	3,700	552,000	933,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.56 | /Parcel: 503.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,400	3700	9,000.	552,000	859,100	859,100	Year End Roll	12/18/2019
2019	101	FV	241,000	3700	9,000.	517,500	762,200	762,200	Year End Roll	1/3/2019
2018	101	FV	241,000	3700	9,000.	427,800	672,500	672,500	Year End Roll	12/20/2017
2017	101	FV	241,000	3700	9,000.	393,300	638,000	638,000	Year End Roll	1/3/2017
2016	101	FV	251,200	3700	9,000.	358,800	613,700	613,700	Year End	1/4/2016
2015	101	FV	237,900	3700	9,000.	351,900	593,500	593,500	Year End Roll	12/11/2014
2014	101	FV	211,000	3700	9,000.	327,100	541,800	541,800	Year End Roll	12/16/2013
2013	101	FV	211,000	3700	9,000.	311,200	525,900	525,900		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11064

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EFROMSON RONALD	67605-249		7/12/2016		726,000	No	No		
	15628-349		6/1/1984		120,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/15/2019	347	Addition	161,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2020	Permit Visit	DGM	D Mann
3/13/2017	SQ Returned	MM	Mary M
1/24/2017	Sales Review	PT	Paul T
11/12/2015	Inspected	PT	Paul T
6/18/2014	Info Fm Prmt	PC	PHIL C
11/12/2008	Meas/Inspect	197	PATRIOT
1/18/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	270	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	80.	0.77	9									552,002						552,000	

Total AC/HA: 0.20661 | Total SF/SM: 9000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 552,002 | Spl Credit | Total: 552,000

PRINT

Date	Time
12/11/20	01:16:28

LAST REV

Date	Time
06/25/20	09:04:22

danam

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 92349
GIS Ref:
GIS Ref:
Insp Date: 11/12/15

!11064!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.27799034
Const Adj.:	1.03425050
Adj $ / SQ:	171.829
Other Features:	108000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	464211
Depreciation:	86343
Depreciated Total:	377868

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

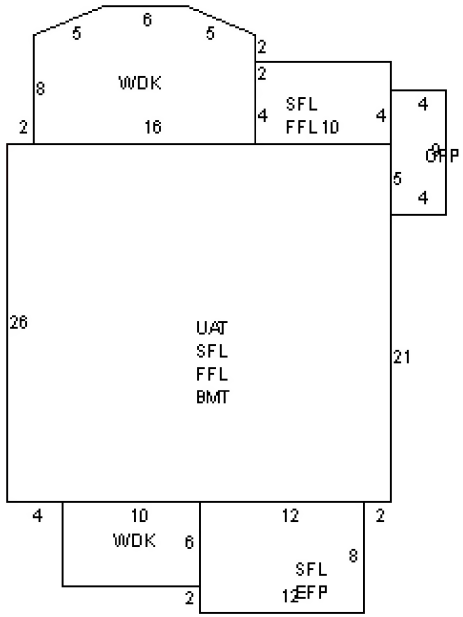
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	171.83
Special Features:	0	Val/Su Net:	129.24
Final Total:	377900	Val/Su SzAd	226.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	171.830	151,897
FFL	First Floor	788	171.830	135,401
BMT	Basement	728	51.550	37,527
WDK	Deck	210	11.130	2,337
UAT	Upper Attic	182	120.280	21,891
EFP	Enclos Porch	96	57.490	5,519
OFP	Open Porch	36	45.510	1,638
	Net Sketched Area:	2,924	Total:	356,210
Size Ad	1672	Gross Are	3470	FinArea 1854

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 143.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1950	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700